

**Meeting Minutes**  
Weed Beach Building Committee  
November 14, 2007 – 7:30pm  
Room 119, Town Hall  
**Special Meeting**

**Present:** P. Hovell, S. Swiatek, D. Parnon, J. Howe, M. Hawley, M. Wright, P. Henderson, C. Darby

**Absent:** J. Enters, J. Branigan

**Audience:** Jo Lombardo, E. Kris Hertz, Adela deLoizaga, Ritch Gunzel, Marien Martinelli, Chris Jobson

Hovell opened the meeting at 7:37.

1. Hovell reported that schematics for all Weed Beach buildings would have to go before the ZBA due to the code requiring new buildings constructed in coastal areas affected by high tides must be elevated up to five feet. The WBBC will apply for a variance considering the bath house would be more functional if it is built at grade.

Once we have completed schematics, our goal is to get on the ZBA agenda at the earliest possible date.

Swiatek shared with the committee the concern of town officials, due to the recent flooding throughout town, have about constructing new Weed Beach buildings at grade. The WBBC believes there is a difference between the flooding in town caused by an inadequate storm drain infrastructure and the “flooding” that occurs at the beach due to high tides that are affected by the lunar phases and high winds.

**2. Public comments:**

**Rich Gunzel – 170 Nearwater Lane**

Expressed concern about the publication of the WBBC meeting minutes. Meeting minutes for the most recent meetings have not been posted on the web site.

Meeting minutes are not posted on the web site until they have been approved by the committee at a regular meeting. However draft minutes are available at the P&R Office.

To date three Special Meetings have been held consecutively precluding the committee from approving minutes taken at the last four meetings (since September 26). The next regular meeting is scheduled for November 28 when minutes from the last four meetings will be approved and posted on the web site.

**Jo Lombardo – 6 Gideon Lane**

What is the reason for moving the guard house?

The Master Plan calls for the guard house to be moved closer to Nearwater Lane to expand the park to include all the trails and parkland that is now outside the park boundary given the current location of the guard house. Moving the guard house was also proposed to improve the beach and water view upon entering the parking lot.

**Marien Martinelli – 305 West Avenue**

Does the plan call for cutting down trees along the driveway entrance at Nearwater?

## **Adela deLoizaga – 91 Mansfield Avenue**

If you broaden the entrance trees will have to be removed.

The committee cannot comment on the landscaping since landscape plans have not been completed. Questioned the money for drawings and the budget for the project.

## **Jo Lombardo – 6 Gideon Lane**

What is the cost of moving the guard house?

### **3. Concession Stand – guidelines for schematic design**

The consensus of the WBBC members present is that *we will proceed with a plan to build a concession stand similar to the existing building*. The difference will be in the additional storage and seating that is added to the new building.

Howe questioned the all year round use of the bathhouse, rest rooms and concession stand which was in the original charge to the WBBC. *The concession stand will not be a seasonal building*.

Rest rooms (with outside access) in the paddle building will be open during the winter.

WBBC will request that 100sf be added to concession stand plan for storage. Existing concession stand is approximately 416sf. The need for more storage space would enlarge the footprint of the concession stand to *approximately 500sf*.

The decision to build the concession stand into the bathhouse or keep it separate will be left to the architect. Currently the concession stand is attached to the bathhouse with a covered breezeway.

#### **Bathhouse**

- Add a stall to each bathroom
- Shower should be included in the family changing room
- Outdoor shower area be included in the plan
- Add storage to bathhouse (large enough to accommodate surf board, safety equipment etc.)
- Make building shorter and deeper – reduce the length to minimize obstruction of the view & move bathhouse as far off the beach as possible
- Parking lot access to the bathrooms
- Consider use of pervious surfaces as much as possible

Boardwalk to transverse the beach placed behind the existing trees.

Currently there is seven feet between the curb and existing trees. WBBC recommends the boardwalk be placed where the curb now exists to allow for use of the shade. This might also allow for the movement of the buildings back off the beach.

Regarding the addition of trees and benches, look at boardwalk relative to the planted area.

Consider the use of pavers whenever possible to reduce the impervious surface.

Parking near proposed restaurant area can be reduced or eliminated.

Convert proposed trailer parking near back beach area to regular parking.

#### **Playground**

Too small as it currently exists on the plan, should be expanded

Should be moved back to original site (on the rocks side of the bathhouse)

Keep the gazebo

Use the driveway designed for the restaurant delivery and boat ramp area for the garbage area.

#### **Paddle Building**

Include outside access to bathrooms

Guard House

Existing trees might determine where the guard house will be moved

Meeting adjourned at 9:30pm.

**Next meeting is a regular meeting on November 28, 7:30pm in room 119, Town Hall.**

Be prepared to approve meeting minutes for Oct. 10, Oct. 23, Nov. 1 and Nov. 14.

Respectfully submitted,

Debbie Parnon

Secretary

*(approved 11/28/07)*

*(11/14/07)*